



EXHIBITION PLACE

October 18, 2004

To: Board of Governors of Exhibition Place

From: Dianne Young
General Manager & CEO

Subject: **Trigeneration Project – Consultant Selection**

Purpose:

This report is related to the first step in the implementation of the trigeneration project and recommends entering into a consultant contract for this project.

Financial Implications and Impact Statement:

The trigeneration project as approved by the Board in September, 2004, has a total funding envelop of \$4.4 million of which \$219,000 plus GST will be for the provision of full consultant services, which include design, tender recommendation, contract administration and commissioning.

Recommendations:

Subject to approval of City Council of the Board report noted below and a report from the CFO regarding the 2005 Pre-Approval of Urgent Sub-projects related to the 2005 City Capital Budget which includes this project, it is recommended that the Board approve of an agreement with Toronto Hydro Energy Services Incorporated (THESI) to be the Project Consultant for the Trigeneration project in the NTC at a projected consultant fee of \$219,000 and proceed with the design of this project.

Background:

At its meeting on September 24, 2004, the Board approved a report on the "Implementation of the Trigeneration Project" and asked staff to proceed with the project and report back to the Board as required. The report has now been adopted by the City Policy & Finance Committee subject to an amendment to request the CFO to report back to the Committee on the possibility of replacing the TAF funding with lower cost funding from the City's Energy Retrofit Program. The report will be at City Council the week of October 25, 2004.

Comments:

An RFP was sent to engineering consultants to bid on this contract to undertake system design, prepare tender documents, evaluate bids, provide contract administration services and oversee commissioning. Due to the uniqueness of trigeneration project, the determination of the consultant list was made through consultation with the City, use of the directory of Consultant Engineers of Ontario, Exhibition Place's internally list of consultants and research of firms with such experience. The RFP document outlined the history of the trigeneration project, scope of work required, tentative construction schedule, budget, deadline, fees, procedures and the list of companies invited. A formal introductory meeting was held on September 24, in which various documents and consultant manuals were distributed and a site tour was conducted. The evaluation criteria included consideration of the following: understanding of requirements and proposed approach; firm qualifications and experience; project manager's qualifications and experience; project experience with Exhibition Place or exceptional competitive company experience; project references; and total projected fee.

While there were no firms with direct trigeneration experience, the following four engineering firms had experience in co-generation system and submitted the following bids:

Consultant Names	Projected Fees	Design Contingency
Toronto Hydro Energy Services	\$199,000	\$20,000
Sandwell Consulting Engineers Ltd.	\$283,000	
Keen Engineering Co. Ltd.	\$316,000	
UMA Group	Declined	

Based on the set criteria in the context of the RFP and the written submission by each proponent, all members of the Exhibition Place Evaluation Team have recommended THESI as the project consultant. THESI undertook the initial feasibility study for the trigeneration system at Exhibition Place in 2001. They also served as project consultant for the Automotive Building air-conditioning and heating tie-in to the NTC successfully in 2002, on time and on budget. THESI's proposed total projected fees at \$219,000, which includes \$20,000 as a design contingency, is the lowest and is deemed reasonable and within the established budget of this \$4.4 million project.

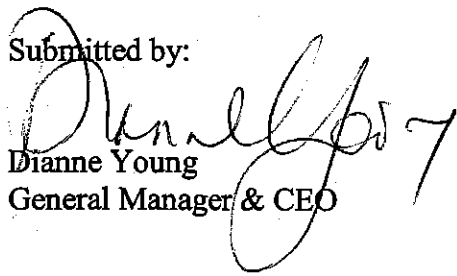
Conclusion:

This report recommends the Board to approve the hiring of THESI as the project consultant for the trigeneration project at NTC at a cost of \$219,000.

Contact:

Danny Chui, Manager, Capital Works
 Telephone: 416-263-3670
 Fax: 416-263-3686
 Email: dchui@explace.on.ca

Submitted by:


Dianne Young
General Manager & CEO

